

# \$575,000 - 89 Lynnwood Drive Se, Calgary

MLS® #A2209792

## \$575,000

4 Bedroom, 2.00 Bathroom, 963 sqft

Residential on 0.16 Acres

Ogden, Calgary, Alberta

Incredible lot and location fixed in the heart of Lynnwood. This recently renovated bungalow has everything a savvy investor is looking for in this market. The main floor has a like new kitchen with re done kitchen cabinets, newer countertops and SS appliances. There is a full sized washer/dryer in the corner closet of the kitchen. The living room is large & bright and has a cozy wood burning fireplace~perfect for cooler winter evenings. Off the living room is a good sized dining room (could be used as a den/home office as well). There are new vinyl planking floors throughout the main. The primary bedroom is a good size and has a walkin closet. The 2nd bedroom is large & bright. These bedrooms share a full 4 piece main bathroom. The basement has its own seperate entrance (from the backyard). It leads to a newer illegal basement suite (The basement suite would be subject to approval and permitting by the city/municipality of Calgary.) The basement has a newer kitchen with gleaming white kitchen cabinets & white countertops. There is a handy breakfast bar in the lower kitchen as well. SS appliances are newer with the stove and the microwave/fan being brand new Off the kitchen there is a large wide open living area, a 3 piece bathroom and two large bedrooms. You will find the stacker washer/dryer for the suite in the utility room as well as a newer high efficient furnace & hot water tank. The newer electrical panel is in the storage just under the stairs. Off the back you find a massive covered



deck~ an incredible feature for warm night get togethers! The west facing backyard is warm, private and quiet. The double detached garage is oversized and has loads of room to store your cars and tools! The garage door is newer as well. Dont miss the second electrical panel behind the mandoor in the Garage. On the North side is a long paved driveway that leads to a gate into the backyard perfect for parking your guests and or tenants. Great large lot in a fantastic area.

Built in 1956

### Essential Information

MLS® #	A2209792
Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	963
Acres	0.16
Year Built	1956
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	89 Lynnwood Drive Se
Subdivision	Ogden
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2C 0S5

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Oversized

# of Garages 2

### Interior

Interior Features Breakfast Bar, No Animal Home, No Smoking Home, Separate Entrance  
Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings, Washer/Dryer Stacked  
Heating Fireplace(s), Forced Air, Natural Gas, High Efficiency  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Living Room, Mantle, Wood Burning Stove  
Has Basement Yes  
Basement Finished, Full, Exterior Entry, Suite

### Exterior

Exterior Features Private Entrance, Private Yard  
Lot Description Back Lane, Back Yard, Landscaped, Level, Paved  
Roof Asphalt Shingle  
Construction Metal Siding  
Foundation Poured Concrete

### Additional Information

Date Listed April 9th, 2025  
Days on Market 67  
Zoning R-CG

### Listing Details

Listing Office Royal LePage Benchmark

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